

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3/38 Station Road Montmorency VIC 3094

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

\*House

\*Unit

X

Suburb

Montmorency

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/97 Mountain View Road Montmorency VIC 3094	\$582,000	01-May-19
2/25 Williams Road Briar Hill VIC 3088	\$558,000	29-Jun-19
5/14 Fernside Avenue Briar Hill VIC 3088	\$585,000	26-Mar-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**2/97 Mountain View Road  
Montmorency VIC 3094**

2 1 1

Sold Price **\$582,000** Sold Date **01-May-19**

Distance **0.56km**



**2/25 Williams Road Briar Hill VIC  
3088**

2 1 1

Sold Price <sup>RS</sup> **\$558,000** Sold Date **29-Jun-19**

Distance **0.84km**



**5/14 Fernside Avenue Briar Hill VIC  
3088**

2 1 1

Sold Price **\$585,000** Sold Date **26-Mar-19**

Distance **0.87km**

**RS** = Recent sale **UN** = Undisclosed Sale

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